

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 5211 Industrial Road, Fort Wayne, Indiana (Pyromation, Inc.).

WHEREAS, Petitioner has duly filed its petition dated August 11, 1988, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

N 147 of S 632 or W 243.5 Ft. E 1/2 NW 1/4 Sec 23, 0.82 A and

N 147 of S 632 of E 330 of W 573.5 F, E 1/2 NW 1/4 Sec 23, 1.11A.

said property more commonly known as 5211 Industrial Road, Fort Wayne, Indiana, 46825.

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development Requesting a

1 recommendation from said department concerning the
2 advisability of designating the above designated
3 area an "Economic Revitalization Area";

4 (c) Common Council shall publish notice in accordance
5 with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the
6 adoption and substance of this Resolution and
7 setting this designation as an "Economic
8 Revitalization Area" for public hearing;

9 (d) If this Resolution involves an area that has
10 already been designated an allocation area under
11 I.C. 36-7-14-39, then the Resolution shall be
12 referred to the Fort Wayne Redevelopment
13 Commission and said designation as an "Economic
14 Revitalization Area" shall not be finally approved
15 unless said Commission adopts a resolution
16 approving the petition.

17 SECTION 3. That, said designation of the hereinabove
18 described property as an "Economic Revitalization Area" shall
19 apply to both a deduction of the assessed value of real estate
20 and personal property for the new manufacturing equipment.

21 SECTION 4. That the estimate of the number of
22 individuals that will be employed or whose employment will be
23 retained and the estimate of the annual salaries of those
24 individuals and the estimate of the value of the redevelopment
25 or rehabilitation and the estimate of the value of the new
26 manufacturing equipment, all contained in Petitioner's
27 Statement of Benefits, are reasonable and are benefits that
28 can be reasonably expected to result from the proposed
29 described redevelopment or rehabilitation and from the
30 installation of the new manufacturing equipment.

31 SECTION 5. The current year approximate tax rates for
32 taxing units within the City would be:

(a) If the proposed development does not occur, the
approximate current year tax rates for this site
would be \$10.0696/\$100.

1 (b) If the proposed development does occur and no
2 deduction is granted, the approximate current year
3 tax rate for the site would be \$10.0696/\$100 (the
4 change would be negligible).

5 (c) If the proposed development occurs, and a
6 deduction percentage of fifty percent (50%) is
7 assumed, the approximate current year tax rate for
8 the site would be \$10.0696/\$100 (the change would
9 be negligible).

10 (d) If the proposed new manufacturing equipment is not
11 installed, the approximate current year tax rates
12 for this site would be \$10.0696/\$100.

13 (e) If the proposed new manufacturing equipment is
14 installed and no deduction is granted, the
15 approximate current year tax rate for the site
16 would be \$10.0696/\$100 (the change would be
17 negligible).

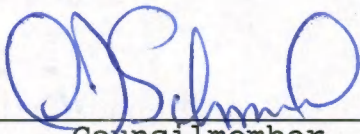
18 (f) If the proposed new manufacturing equipment is
19 installed, and a deduction percentage of eighty
20 percent (80%) is assumed, the approximate current
21 year tax rate for the site would be \$10.0696/\$100
22 (the change would be negligible).

23 SECTION 6. That this Resolution shall be subject to
24 being confirmed, modified and confirmed or rescinded after
25 public hearing and receipt by Common Council of the above
26 described recommendations and resolution, if applicable.

27 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
28 determined that the deduction from the assessed value of the
29 real property shall be for a period of six (6) years, and that
30 the deduction from the assessed value of the new manufacturing
31 equipment shall be for a period of five (5) years.

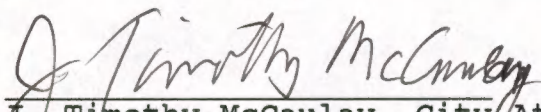
32 SECTION 8. The benefits described in the Petitioner's
statement of benefits can be reasonably expected to result
from the project and are sufficient to justify the applicable
deductions.

SECTION 9. That this Resolution shall be in full force
and effect from and after its passage and any and all
necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM
AND LEGALITY



J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt, seconded by Quinn, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
GIAQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT	<u>✓</u>			
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 8-23-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-53-88

on the 23rd day of August, 1988,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL Thomas P. Helms
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of August, 1988, at the hour of 1:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 25th day of August, 1988, at the hour of 10:40 o'clock A M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

- | | |
|--|------------|
| 1. Current total tax rate. | |
| 2. Approximate tax rate if project occurs and no deduction is granted. | \$ 10.0696 |
| 3. Approximate tax rate if project occurs and a deduction is assumed. | \$ 10.0696 |
| Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements. | \$ 10.0696 |

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed one calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
- 1) Redevelopment or rehabilitation of real estate improvements. ☒ Yes ☐ No
 - 2) Installation of new manufacturing equipment ☒ Yes ☐ No
 - 3) No limitations on type of deduction (check if no limitations) ☒ No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved Signature of Authorized Member and Title

Attested By:

Date of Signature

8-23-88

Designated Body

City Clerk

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Pyromation, Inc.

Site Location: 5211 Industrial Road
Fort Wayne, IN 46825

Councilmanic District: 3rd Existing Zoning: M-1

Nature of Business: SIC: 3829, 3823 Mfr. of industrial temperature sensors

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>X</u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

\$153,680.00 Addition of 4800 sq. ft. to existing building with the
installation of new manufacturing equipment valued at \$31,000.00

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$ 184,680.00 Permanent Jobs Created: 21

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of one year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

Real Property: 6 year designation
Mfg Equipment: 5 year designation

Staff H. William Rasler
Date 8/17/88

Director Mark D. Becker
Date 8/17/88



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27187 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body	County
Common Council, City of Fort Wayne	Allen
Name of Taxpayer	
Pyromation, Inc.	
Address of Taxpayer (Street, city, county)	ZIP Code
5211 Industrial Road, Fort Wayne, Allen	46825

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above	Taxing District	
Same	Washington Township	
Cost and description of real property improvements and / or new manufacturing equipment to be acquired:		
\$153,680.00	Addition of 4800 Sq.Ft. to existing building to be used for manufacturing.	
31,000.00	Manufacturing equipment consisting of turret lather, drilling and tapping machine, plastic molding machine, tooling, assembly and inspection station.	
(Attach additional sheets if needed)	Estimated Starting Date	Estimate Completion Date
	October 1988	December 1988

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
55	\$1,330,137.86	55	\$1,330,137.86	21	\$277,368.00

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	\$178,200.00	\$ 59,400.00	\$107,486.00	\$ 35,829.00
Plus estimated values of proposed project	153,680.00	51,226.00	31,000.00	10,333.00
Less: Values of any property being replaced				
Net estimated values upon completion of project	\$331,880.00	\$110,626.00	\$138,486.00	\$ 46,162.00

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.		Signatures of Authorized Representative
		<i>Richard J. White</i>
Title	Date of Signature	Telephone Number
President	8-11-88	219 484-2580

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

RECEIVED
AUG 12 1988
ECONOMIC
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 X Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Pyromation, Inc.

Address of Applicant's Principal Place of Business:

5211 Industrial Road

Fort Wayne, Indiana 46825

Phone Number of Applicant: (219) 484-2580

Street Address of Property Seeking Designation:

5211 Industrial Road

S.I.C. Code of Substantial User of Property: 3829, 3823

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>X</u>
Is the project site within a platted industrial park?	<u> </u>	<u>X</u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>

Will the project have ready access to City Water? X
Will the project have ready access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M1
What zoning classification does the project require? M1
What is the nature of the business to be conducted at the project site?

Manufacturing of Industrial Temperature Sensors.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

One building of 15,000 square feet constructed of steel and masonry.

What is the condition of structure(s) listed above? Excellent

Current assessed value of Real Estate:

Land	<u>\$ 7,100.00</u>
Improvements	<u>52,300.00</u>
Total	<u>\$59,400.00</u>

What was amount of Total Property Taxes owed during the immediate past year? \$4,907.56 for year 19 87.

Give a brief description of the proposed improvements to be made to the real estate.

An addition of 60 ft. x 80 ft. (4800 square feet) consisting of an

Industrial Steel Building.

Cost of Improvements: \$ 153,680.00

Development Time Frame:

When will physical aspects of improvements begin? October, 1988

When is completion expected? December 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$69,730.00

What was amount of Personal Property Taxes owed during the immediate past year? \$5,761.02 for year 19 87.

Give a brief description of new manufacturing equipment to be installed at the project site.

Production turret lathe with tooling, drilling and tapping machine with tooling,
assembly and inspection stations, plastic molding machine and tooling.

Cost of New Manufacturing Equipment? \$ 31,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? Jan. 1989

When is installation expected to be completed? Sept. 1989

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 55

How many permanent jobs will be created as a result of this project?
21

Anticipated time frame for reaching employment level stated above?
5 in first year and additional 16 in four years, total of 21.

Current annual payroll: 1987 - \$1,330,137.86 . 1/88-7/88 - \$1,079,394.24

New additional annual payroll: \$277,368.000

What is the nature of the new jobs to be created?

Machinist, Electronic Assembly, Welder, Machine Tool Operator.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

It is important in this industrial and commercial area to maintain
and increase property values so that the area will retain existing
businesses and possibly attract new businesses. Otherwise, businesses
would tend to locate in newer suburban industrial parks.

In what Township is project site located? Washington

In what Taxing District is project site located? Washington

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Richard F. Wilson

Pyromation, Inc.

5211 Industrial Road, Fort Wayne, Indiana 46825

Phone number of contact person (219) 484-2580

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application. Pyromation, Inc

By Richard F. Wilson
Signature of Applicant

8-11-88

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).



P.O. Box 5601 Fort Wayne, IN 46895
5211 Industrial Road Fort Wayne, IN 46825
219-484-2580 219-483-8194 FAX: 219-482-6805

LEGAL DESCRIPTION OF PROPERTY AT 5211 INDUSTRIAL ROAD, FORT WAYNE, INDIANA.

N 147 OF S 632 OF W 243.5 FT. E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 23, 0.82 A

AND

N 147 OF S 632 OF E 330 OF W 573.5 F, E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 23, 1.11A

RECEIPT

FUND - ECONOMIC DEVELOPMENT

No 262

FORT WAYNE, IND. Aug. 15 1988RECEIVED FROM Pyromation, Inc. \$ 50.00THE SUM OF fifty and 00/100 DOLLARSON ACCOUNT OF Tax abatement application fee[Signature]
AUTHORIZED SIGNATURE

71-25/749

CHECK NO. 08638

Pyro MATION, INC.
FORT WAYNE, INDIANASUMMIT BANK
FORT WAYNE, INDIANA 46802

DATE

8-11-88

AMOUNT

*****\$50.00**

PAY TO THE ORDER OF:

CITY OF FORT WAYNE, INDIANA

PYROMATION, INC.

[Signature]

⑈008638⑈ ⑈074900259⑈ ⑈0840 64644⑈

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-88-0835

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE Application of Pyromation, Inc. for tax abatement

of a 4800 sq. ft. addition to an existing manufacturing facility.

This addition will also require the installation of new manufacturing
equipment.

EFFECT OF PASSAGE Allows the tax abatement and the construction of a

4800 sq. ft. manufacturing facility with new equipment.

EFFECT OF NON-PASSAGE opposite from above

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$184,680.00

ASSIGNED TO COMMITTEE (PRESIDENT) Finance

BILL NO. R-88-08-35

REPORT OF THE COMMITTEE ON FINANCE

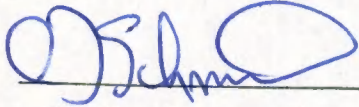
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as 5211 Industrial Road, Fort
Wayne, Indiana (Pyromation, Inc.)

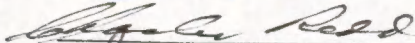
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

YES

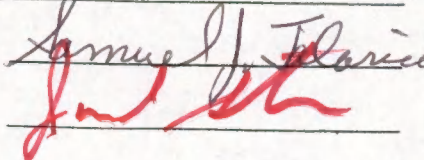
NO



DONALD J. SCHMIDT
CHAIRMAN



CHARLES B. REDD
VICE CHAIRMAN




SAMUEL J. TALARICO

JAMES S. STIER

JANET G. BRADBURY

CONCURRED IN

8-23-88


Sandra E. Kennedy
City Clerk